



A COMMUNICATION FROM THE OFFICE OF

The City of Buffalo Common Council

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Darius G. Pridgen, President | Christopher P. Scanlon, President Pro Tempore | David A. Rivera, Majority Leader

FOR IMMEDIATE RELEASE

March 7, 2023

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Common Council Approves Findings and Determination Statement Supporting Eminent Domain Proceedings for 110 and 118 South Park Avenue

Buffalo, NY - The City of Buffalo Common Council has approved the findings and determination statement supporting eminent domain for properties located at 110 and 118 South Park Avenue in the Cobblestone Historic District. The Buffalo Common Council voted to approve the findings and determination on Tuesday, March 7, 2023.

The public hearing and review process revealed that the properties had been neglected by their owners, leading to their current dilapidated state. The City of Buffalo has decided to acquire these properties in the health and safety interests of the residents.

“The structures at 110-118 South Park are a blight on the Cobblestone Historic District that are impairing the area's potential for economic growth. Acquiring these properties is both the right thing to do, and necessary to preserve this district. There is a substantial public benefit to this procedure,” said Fillmore District Council Member Mitchell P. Nowkowski.

The owners of the Subject Properties, specifically Darryl Carr, failed to properly maintain, preserve, or improve the Subject Properties. The owners have resisted the City's efforts to preserve and maintain the Subject Properties, which impaired the economic development of the Cobblestone Historic District and constitutes a safety risk to pedestrian traffic due to lack of lighting, and other factors.

The acquisition of the properties will relieve blight, enhance economic development, and eliminate the safety hazard posed by these buildings. The City's pursuit of eminent domain is based on the Short Environmental Assessment Form (SEAF), supporting documentation from the Department of Permits and Inspections, Office of Strategic Planning and in accordance with New York State Eminent Domain Procedure Law.



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The council finds that the proposed action will not have any significant adverse environmental impacts on flooding and that the proposed action will use code-compliant lighting where applicable.

The decision supports proceedings of eminent domain for the Subject Properties at 110 and 118 South Park Avenue in the Cobblestone Historic District will ultimately serve the public interest by restoring and preserving the historic and cultural significance of these properties for future generations.

For media requests or information on this and all Common Council topics, please contact Buffalo Common Council Communications Director Mike Read at mread@buffalony.gov or (716) 245-8332.

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